



PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment** which is scheduled for **Monday, April 24, 2017 at 5:30 p.m.** in the Council Chambers of the Melvin Municipal Office Building.

- I. APPROVAL OF MINUTES
- II. SWEARING IN OF STAFF
- III. CONTINUANCES/WITHDRAWALS
- IV. NEW BUSINESS

- 1. VARIANCE

- (a) BOA-17-15: **400 MUNSTER AVENUE** Esmeralda Garcia-Parra requests a variance from a required average front setback. **Variance:** A recently constructed front porch encroaches 10 feet into a required average front setback of approximately 32 feet. The porch was constructed 22 feet from the front property line. Zoning-R-5 (Residential Single-family), Section 30-7-1.4, Cross Street - Tipperary Drive.
- (b) BOA-17-16: **3307 MILL SPRING COURT** Sanna Festa requests a variance from a required rear setback. **Variance:** A proposed rear sunroom addition will encroach 3.6 feet into a required 15-foot rear setback. The addition will be 11.4 feet from the rear property line. Present Zoning-R-3 (Residential Single-family), Table 7-1 and Section 30-7-3.2(L), Cross Street - Cardinal Wood Drive.
- (c) BOA-17-17: **31 FLAGSHIP COVE** Anthony and Liselott Allen request a variance from a minimum pool separation requirement. **Variance:** A proposed pool will encroach 5 feet into a 10-foot separation requirement from an existing house. LDO Section 30-4-6.6 and UDO Section 30-5-2.82, Present Zoning-PUD (Planned Unit Development), Cross Street - Bass Chapel Road.

- (d) BOA-17-18: **213 GREEN VALLEY ROAD** Mohsen Abbaszadeh requests a variance from a required rear setback. **Variance:** A proposed rear storage/carport addition will encroach 19 feet into a required 30-foot rear setback. The addition will be 11 feet from the rear property line. Present Zoning-R-3 (Residential Single-family), Table 7-1, Cross Street - West Wendover Avenue.
- (e) BOA-17-19: **807 LONGVIEW STREET** Catherine McCormick requests a variance from a required average front setback. **Variance:** A proposed front porch will encroach 24.15 feet into a required average front setback of approximately 57.5 feet. The porch addition will be 33.35 feet from the front property line. Present Zoning-R-5 (Residential Single-family), Section 30-7-1.4, Cross Street - Sherwood Street.

2. INTERPRETATION

- (a) BOA-17-20: **2737 HORSE PEN CREEK ROAD** Derek Allen, Attorney for Buchanan Builders of North Carolina, LLC requests an interpretation concerning an ordinance requirement that his client must provide a vehicular cross-access easement on his property at the time of development. Section 30-9-3.10, Present Zoning-CD-O (Conditional District-Office), Cross Street - Talmaga Lane.

V. OTHER BUSINESS

VI. ACKNOWLEDGEMENT OF ABSENCES

Interpreter services are available at no cost in accordance with Title VI.

Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.